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Clowes Street, Salford

£320,000



Positioned just a short stroll from Manchester city centre and the vibrant Deansgate district, this beautifully refurbished two-bedroom apartment offers the perfect combination of style, comfort, and convenience. Situated within the highly regarded and EWSI-compliant development, The Edge, this spacious home is offered with no onward chain and includes a secure, allocated parking space—an invaluable asset for city living.

Impeccably presented throughout, the apartment features two generously proportioned double bedrooms. The principal suite benefits from sleek fitted wardrobes and a luxurious four-piece en-suite wet room, complete with built-in ceiling speakers for a truly immersive experience. The second bedroom is equally spacious and sits adjacent to a modern, three-piece family bathroom, also enhanced with integrated speakers.

The heart of the home is the expansive open-plan living and dining area, designed with both comfort and entertaining in mind. The space flows effortlessly into a contemporary, high-spec kitchen, fully fitted with premium Neff appliances, quartz worktops, and ambient integrated lighting with full Smart Home compatibility. Every detail has been carefully considered, from the lighting design to the layout, creating a cohesive, modern aesthetic.

A private balcony extends from the main living area, offering a peaceful outdoor retreat with views across the development. The apartment also features a generous entrance hallway with built-in storage and a newly installed boiler system, ensuring comfort and energy efficiency all year round.

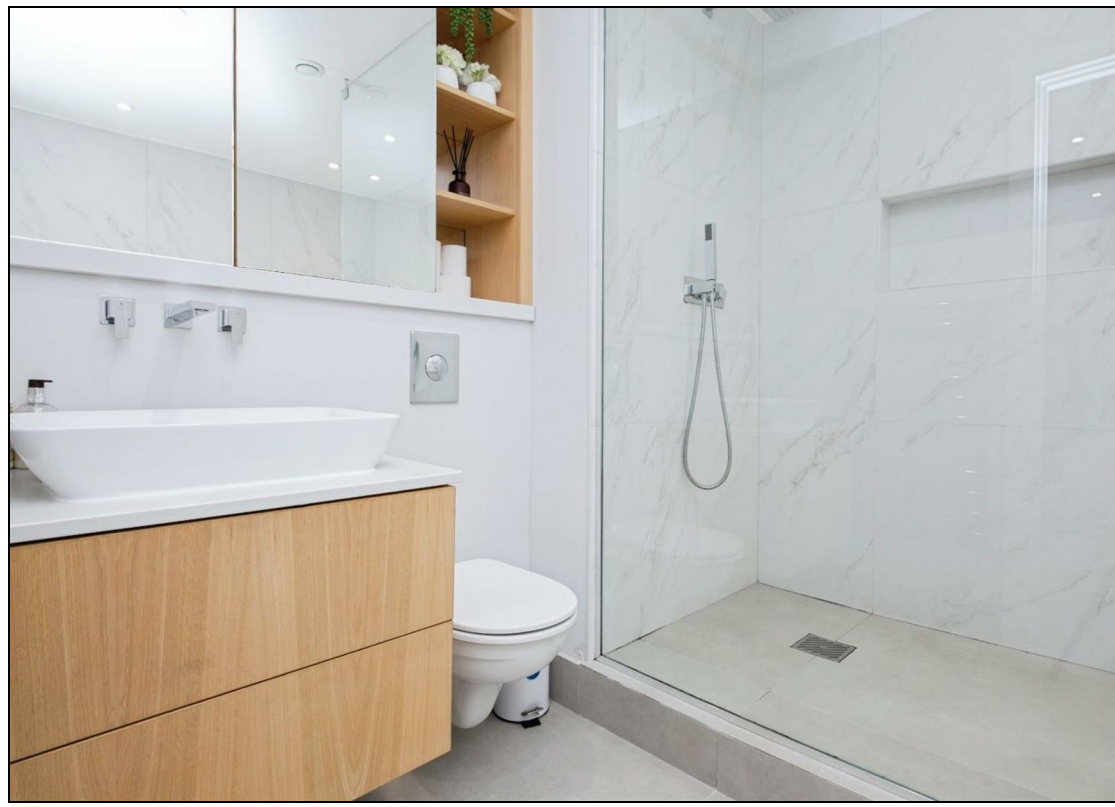
Further enhancing the appeal is the 24-hour concierge service, providing both security and convenience, as well as the rare opportunity to purchase the property fully furnished, making this a true turnkey option for buyers.



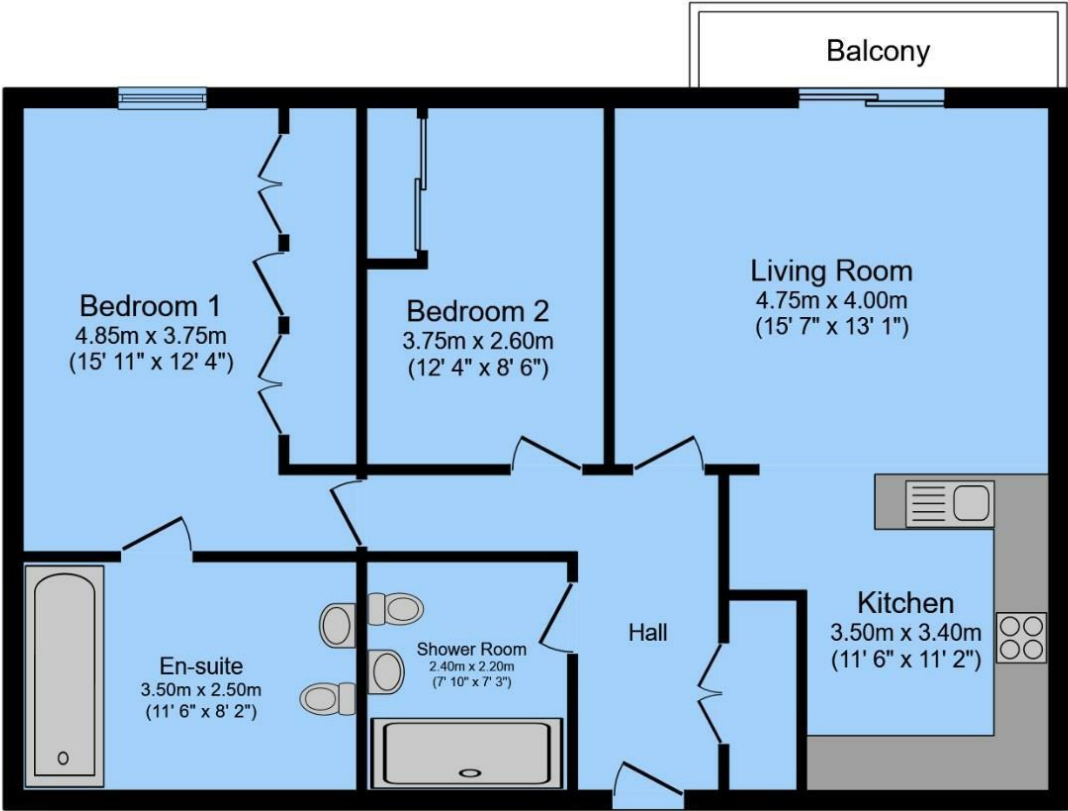
KEY FEATURES

- FULLY REFURBISHED PROPERTY
- 8TH FLOOR APARTMENT
- SECURE PARKING
- IMMACULATLY PRESENTED
- BALCONY
- 2 BATHROOMS
- MUST BE SEEN TO FULLY APPRECIATE
- HIGH SPECIFICATION APPLIANCES
- MOVE IN READY



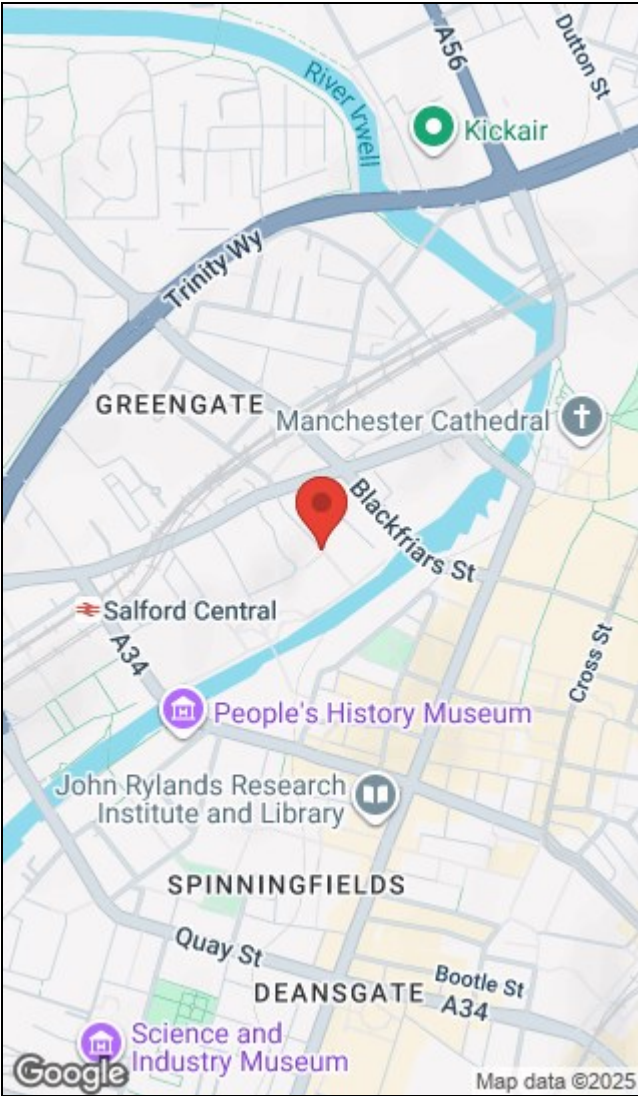






Total floor area 83.4 sq.m. (898 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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